



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Planning Commission's recommended conditional approval of the request of Steven Pechin, Baumbach and Piazza, Inc. on behalf of Bennett and Compton to rezone 1235, 1237, 1259 and 1321 North Lilac Street from R-GA, Garden Apartment Residential to P-D(31) Planned Development District No. 31 to accommodate Woodhaven Park, a proposed 8.55 acre subdivision containing 28 halfplex lots, 1 triplex lot, 1 fourplex lot and a parcel for future development.

MEETING DATE: April 21, 1993

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council conduct a public hearing to consider the Planning Commission's recommended conditional approval of the request of Steven Pechin, Baumbach and Piazza, Inc. on behalf of Bennett and Compton to rezone 1235, 1237, 1259 and 1321 North Lilac Street from R-GA, Garden Apartment Residential to P-D(31) Planned Development District No. 31 to accommodate Woodhaven Park, a proposed 8.55 acre subdivision containing 28 halfplex lots, 1 triplex lot, 1 fourplex lot and a parcel for future development.

BACKGROUND INFORMATION: The area encompassed by Woodhaven Park was originally approved as a 133 unit apartment project. The developer was unable to finance the original project and now wishes to construct a development with a total of 63 units and a vacant parcel for future determination. The Planned Development zoning is requested because in order to accommodate the proposed units, rear and side yard setbacks and driveway lengths must be varied. The developer also proposes to encroach into the front yard with an enclosed patio.

The Planning Commission recommended that P-D(31) conform to the following conditions:

1. that rear and side yard setbacks conform to the requirements of the R-GA, Garden Apartment Residential District;
2. that the front yard setback be set at 12 feet for enclosed patios;
3. that the length of driveway of Lots 48 and 49 be 17½ feet from the street right-of-way line;
4. that the front yard setback for the main buildings along the east-west street be 17½ feet from the right-of-way line.

APPROVED. _____


THOMAS A. PETERSON
City Manager



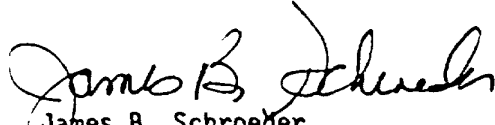
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CC-1

Public Hearing to rezone 1235, 1237, 1259 and 1321 North Lilac Street
April 21, 1993
Page two

The project is another attempt by the Planning Commission and the development community to provide affordable housing. The reduction from 133 units to 63 plus a vacant parcel have met with the approval of the neighborhood.

FUNDING: None required.


James B. Schroeder
Community Development Director

JBS/cg

Attachments

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
RAY C. DAVENPORT
STEPHEN J. MANN
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

March 12, 1993

Steve Pechin
Baumbach & Piazza, Inc.
323 West Elm Street
Lodi, CA 95240

Dear Steve:

RE: Woodhaven Park
Rezoning R-GA to P-D(31)
Negative Declaration
1235, 1237, 1259 and 1321 North Lilac Street

At its meeting of Monday, March 8, 1993 the Lodi City Planning Commission recommended to the City Council approval of your request on behalf of Bennett and Compton Inc. to rezone 1235, 1237, 1259 and 1321 North Lilac Street (APN's 015-170-05, 07, 08 and 09) from R-GA, Garden Apartment Residential to P-D(31) Planned Development District No. 31 to accommodate the proposed Woodhaven Park subdivision.

In a related matter the Planning Commission recommended that the City Council certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on this project.

The Planning Commission recommended that P-D(31) conform to the following conditions:

1. that rear and side yard setbacks conform to the requirements of the R-GA, Garden Apartment Residential District;
2. that the front yard setback be set at 12 feet for enclosed patios;
3. that the length of driveways of Lots 48 and 49 be 17½ feet from the street right-of-way line;
4. that the front yard setback for the main buildings along the east-west street be 17½ feet from the right-of-way line.

Mr. Steven Pechin,
March 12, 1993
Page 2

The recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the City Council's public hearing.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: City Clerk
Don Compton



COMMUNITY DEVELOPMENT
DEPARTMENT

REZONE APPLICATION

APPLICANT

Name Baumbach and Piazza Phone (209) 368-6618
Address 323 W. Elm St. Locki CA 95240
Signature Steven E. Peckin Date 1-21-93

PROPERTY OWNER (If Different From Above)

Name Don Compton Phone (209) 334-6385
Address 777 S. Ham Lane Locki CA 95240

I hereby certify that I am the owner of record of the property described below,
or have authorization to act in behalf of the owner, that I approve of the
action requested herein.

Signature [Signature] Date 1-22-93

PROPERTY LOCATION

Address of Subject Property 18523 N. Lilac St.
APN 015-170-05, 07, 08, 09 Size (Acres) 8.55±
Present Zoning Designation R- GA
Present Land Use Vacant Property - General Plan Designation
is Medium Density Residential

REQUEST

Proposed Zoning Designation and Land Use Proposed Zoning = PD
to allow for residential lots with private access
to public roadway and also to reduce front yard
setback to 12 feet. Proposed residences will be
duplex type, with each residence sold individually.
12 foot 1 yard setback will allow for enclosed
patio yard on front residences.

FOR OFFICE USE ONLY

Application Received by _____
Date Received 1-22-93
Assigned Planner _____
Tentative P.C. Hearing Date _____
City Council Hearing Date _____

FEES

Receipt No. 4503
Rezoning Fee \$ 100-
Environmental Review Fee
TOTAL FEES \$ 100-

PAID

SEE BACK FOR IMPORTANT INFORMATION

JAN 22 1993

3961

City of Los Angeles

ORDINANCE NO. 1573

=====

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LODI
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI
AND THEREBY REZONING 1235, 1237, 1259 AND 1321 NORTH LILAC STREET
FROM R-GA, GARDEN APARTMENT RESIDENTIAL TO P-D(31), PLANNED
DEVELOPMENT DISTRICT NO. 31

=====

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LODI AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by
Title 17 of the Lodi Municipal Code is hereby amended as follows:

1235, 1237, 1259, and 1321 North Lilac Street as shown on
Vicinity Map on file in the office of the Lodi City Clerk, is hereby
rezoned from R-GA, Garden Apartment Residential to P-D(31), Planned
Development District No. 31, to accommodate Woodhaven Park, a proposed
8.55 acre subdivision containing 28 half-plex lots, 1 triplex lot, 1
fourplex lot and a parcel for future development.

The alterations, changes, and amendments of said Official
District Map of the City of Lodi herein set forth have been approved by
the City Planning Commission and by the City Council of this City after
public hearings held in conformance with provisions of Title 17 of the
Lodi Municipal Code and the laws of the State of California applicable
thereto.

SECTION 2. All ordinances and parts of ordinances in conflict herewith
are repealed insofar as such conflict may exist.

SECTION 3. This ordinance shall be published one time in the "Lodi
News Sentinel", a daily newspaper of general circulation printed and

published in the City of Lodi and shall be in force and take effect
thirty days from and after its passage and approval.

Approved this day of

PHILLIP A. PENNINO
Mayor

Attest:

JENNIFER M. PERRIN
City Clerk

=====

State of California
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby
certify that Ordinance No. 1573 was introduced at a regular meeting of
the City Council of the City of Lodi held April 21, 1993 and was
thereafter passed, adopted and ordered to print at a regular meeting of
said Council held _____, 1993 by the following vote:

Ayes:	Council Members -
Noes:	Council Members -
Absent:	Council Members -
Abstain:	Council Members -

I further certify that Ordinance No. 1573 was approved and signed by
the Mayor on the date of its passage and the same has been published
pursuant to law.

JENNIFER M. PERRIN
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORD1573/TXTA.01V

DECLARATION OF MAILING

On March 19, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 19, 1993, at Lodi, California.

Jennifer M. Perrin
City Clerk

Peggy Nicolini
Peggy Nicolini
Deputy City Clerk

'Exhibit "A"

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, April 21, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

- a) Planning Commission's recommended conditional approval of the request of Steven Pechin, Baumbach & Piazza, Inc. on behalf of Bennett & Compton to rezone 1235, 1237, 1259 and 1321 North Lilac Street from R-GA, Garden Apartment Residential to P-D(31) Planned Development District No. 31 to accommodate Woodhaven Park a proposed 8.55 acre subdivision containing 28 half-plex lots, 1 triplex lot, 1 four-plex lot and a parcel for future development.
- b) Planning Commission's recommended certification of the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the request of Steven Pechin, Baumbach and Piazza, Inc. on behalf of Bennett and Compton to rezone 1235, 1237, 1259 and 1321 North Lilac Street from R-GA, Garden Apartment Residential to P-D(31), Planned Development District No. 31.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.


If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

Dated: March 17, 1993

By Order of the Lodi City Council


Jennifer M. Perrin
City Clerk

Approved as to form:


Bobby W. McNatt
City Attorney

NOTICE05/TXTA.02J

Exhibit "B"

PUBLIC HEARING MAILING LIST

STEVE PECHIN, BAUMBACH & PIAZZA REQUEST FOR REZONE

Steve Pechin
Baumbach & Piazza
323 West Elm Street
Lodi, California 95240

Jim Schroeder
Community Development Director
City of Lodi

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
RAY C. DAVENPORT
STEPHEN J. MANN
JOHN R. (Randy) SNIDER

CITY OF LODI

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THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

March 12, 1993

Steve Pechin
Baumbach & Piazza, Inc.
323 West Elm Street
Lodi, CA 95240

Dear Steve:

RE: Woodhaven Park
Rezoning R-GA to P-D(31)
Negative Declaration
1235, 1237, 1259 and 1321 North Lilac Street

At its meeting of Monday, March 8, 1993 the Lodi City Planning Commission recommended to the City Council approval of your request on behalf of Bennett and Compton Inc. to rezone 1235, 1237, 1259 and 1321 North Lilac Street (APN's 015-170-05, 07, 08 and 09) from R-GA, Garden Apartment Residential to P-D(31) Planned Development District No. 31 to accommodate the proposed Woodhaven Park subdivision.

In a related matter the Planning Commission recommended that the City Council certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on this project.

The Planning Commission recommended that P-D(31) conform to the following conditions:

1. that rear and side yard setbacks conform to the requirements of the R-GA, Garden Apartment Residential District;
2. that the front yard setback be set at 12 feet for enclosed patios;
3. that the length of driveways of Lots 48 and 49 be 17½ feet from the street right-of-way line;
4. that the front yard setback for the main buildings along the east-west street be 17½ feet from the right-of-way line.

Mr. Steven Pechin
March 12, 1993
Page 2

The recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the City Council's public hearing.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: City Clerk
Don Compton



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Planning Commission's recommended certification of the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the request of Steven Pechin, Baumbach and Piazza, Inc. on behalf of Bennett and Compton to rezone 1235, 1237, 1259 and 1321 North Lilac Street from R-GA, Garden Apartment Residential to P-D(31) Planned Development District No. 31.

MEETING DATE: April 21, 1993

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council conduct a public hearing to consider the Planning Commission's recommended certification of the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the request of Steven Pechin, Baumbach and Piazza, Inc. on behalf of Bennett and Compton to rezone 1235, 1237, 1259 and 1321 North Lilac Street from R-GA, Garden Apartment Residential to P-D(31) Planned Development District No. 31.

BACKGROUND INFORMATION: The City Council is referred to the previous discussion on the proposed rezoning to obtain background on the proposed project.

The Planning Commission recommended the Negative Declaration because the project conforms to the Environmental Impact Report for the General Plan and is a down-zoning which would have fewer impacts than the original project.

FUNDING: None required.

James B. Schroeder
Community Development Director

JBS/cg

Attachments

APPROVED

THOMAS A. PETERSON
City Manager



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CC-1

CCCD93.15/TXTD.01C

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA,

County of San Joaquin.

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Lodi News-Sentinel, a newspaper of general circulation, printed and published daily, except Sundays and holidays, in the City of Lodi, California, County of San Joaquin, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court, Department 3, of the County of San Joaquin, State of California, under the date of May 26th, 1953, Case Number 65990; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

February 13,

all in the year 19⁹³

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Lodi, California, this 13th day of

February, 19⁹³


Signature

This space is for the County Clerk's Filing Stamp

Proof of Publication of

City of Lodi
Notice of Negative Declaration for
Woodhaven Park

NOTICE OF NEGATIVE
DECLARATION FOR
WOODHAVEN PARK

Notice is hereby given that the Community Development Director has filed a Negative Declaration for the Woodhaven Park subdivision, a proposed residential subdivision consisting of 56 attached single-family units or halfplexes, one duplex and one fourplex to be located at 1237 North Lila Street in an area to be rezoned from R-GA, Residential Garden Apartments to FD, Planned Development District.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on the Negative Declaration. Written statements may be filed with the Community Development Director at any time prior to March 5, 1993.

By Order of the City of Lodi,
JAMES B. SCHROEDER, Director
Community Development Department
Dated: February 11, 1993
February 13, 1993

- 3564

PROOF OF PUBLICATION

WOODHAVEN PARK

BEING A PORTION OF THE SOUTHEAST QUARTER
OF SECTION 14, T. 4 N., R. 8 E., M. 23 & 24 N.,
CITY OF LOS ANGELES, SAN JOAQUIN COUNTY,

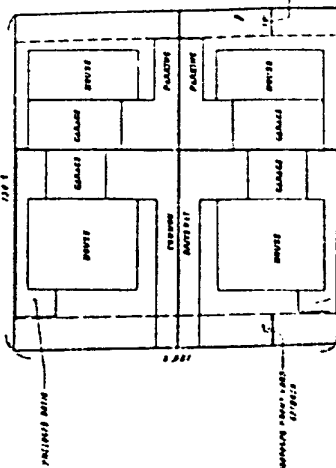
NOVEMBER, 1993

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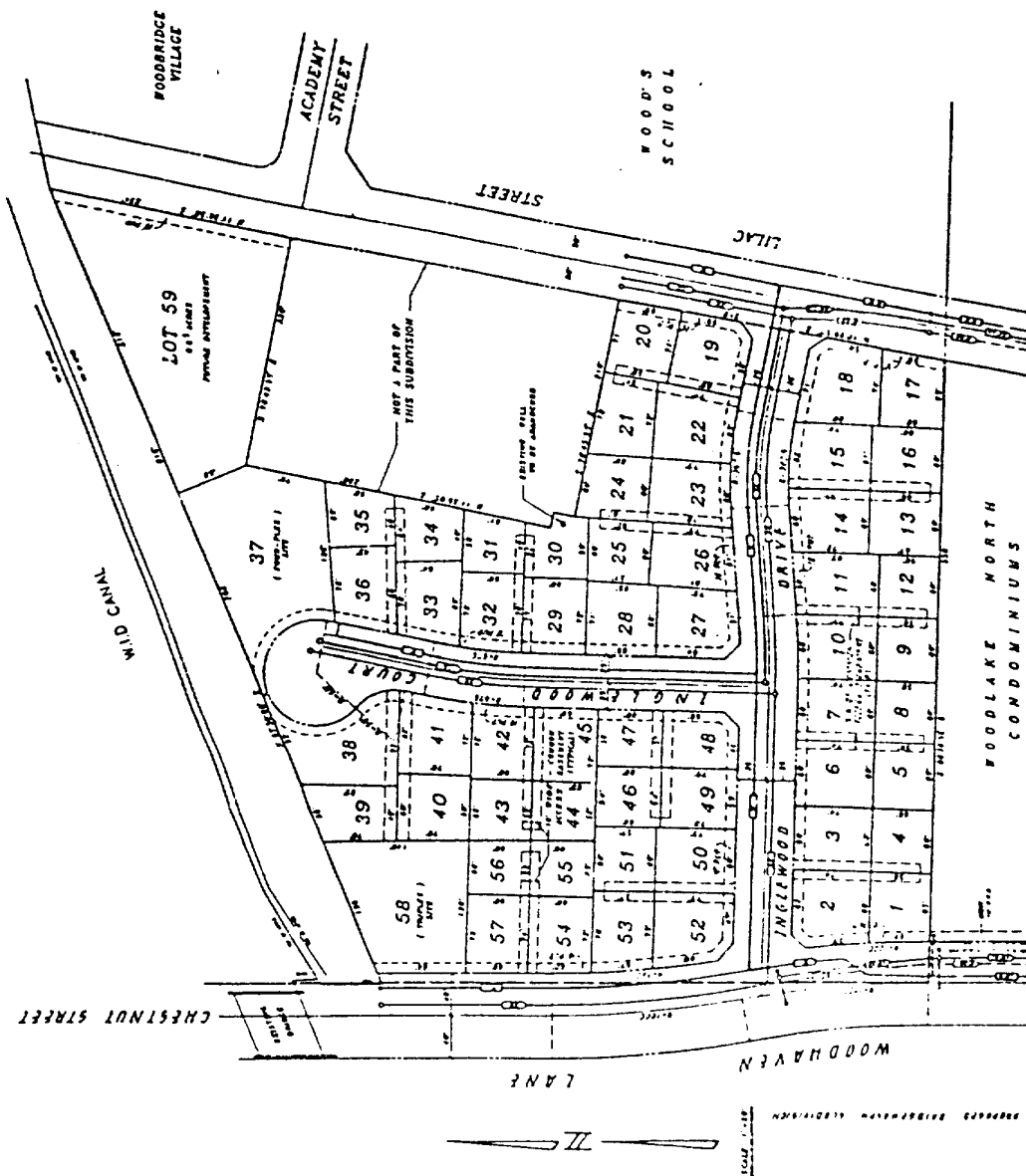
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00783:

- 1 THIS INFORMATION CONTAINS NO DATA
2 THIS REPORT MAY BE RELEASED TO THE PUBLIC
3 WITHOUT LIMITATION 4-74 PROHIBITED TO BE
4 RELEASED WITHOUT AUTHORIZATION



TYPICAL LAYOUT - 4 LOT GROUP



BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS
200 W. 31st St. 10th Fl. N.Y.C. 10018
Phone: 246-1010

WOODHAVEN PARK
OPENING TENTATIVE MAP

1001-9 55
1914 on 1001-9 55
1 0 1 1001-9 55

NEGATIVE DECLARATION

Notice is hereby given that the City of Lodi Planning Department has determined that the following proposal will have no "Significant Impact on the Environment". Supporting documentation is available in the form of a "Preliminary Environmental Assessment" and is available for public review in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration to the Planning Commission may do so no later than the date indicated as "Last date to Appeal".

Date Feb. 11, 1993 Project Title: WOODHAVEN PARK

Responsible Agency: Lodi Planning Dept. Contact Person: Mark Meissner

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

BENNETT & COMPTON INC.

Address: 777 S. Ham Lane City: Lodi County: San Joaquin

Area Code: (209) Phone: 334-6385

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

Rezone from R-GA, Residential Garden Apartments to PD, Planned Development District,

the 7.5 acres located at 1237 N. Lilac (APN's 015-170-05, 07, 08 and 09) to allow

for a residential subdivision consisting of 56 attached single-family units or

halfplexes, one triplex and one fourplex.

Project Location City
LODI

Project Location County
SAN JOAQUIN COUNTY

Last Date to Appeal:

March 5, 1993

Address Where Preliminary Environment
Assessment is Available:

LODI CITY PLANNING DEPT.
221 W. Pine St., Lodi, CA 95240
Phone: (209) 334-5634

Environmental Assessment
INITIAL STUDY

1. PROJECT TITLE Woodhaven Park
 2. LOCATION 18523 North Lilac Street APN 015-170-05, 07, 08 & 09
 3. PROJECT DESCRIPTION: At the request of the property owners the City of Lodi will be rezoning the four parcels listed above from their present zoning of, R-GA, Residential Garden Apartments to PD, Planned Development. A change in zoning was requested to allow for a residential subdivision which will consist of 56 attached single family units or halfplexes, one triplex, and one fourplex. This totals up to 63 dwelling units on 58 lots. The reason that the number of dwelling units is larger than the number of lots is that each half of a halfplex is on its own property while each unit of a triplex or fourplex is on the same piece of property (56 halfplex units + one triplex + one fourplex = 63 units). The following defines a halfplex: A halfplex is similar to a duplex in that each of the two units are structurally attached. The difference between the two is that each unit of a halfplex is divided at the attachment by a property line which allows for separate ownership. The project site will have a total of 59 lots, one of which will remain undeveloped.
 4. General Plan Designation
(A) MDR, Medium Density Residential
 5. Site Description and surrounding land use:

The project consists of 7.5 acres of properties located at the north-west corner of Lodi, bordered by Woodhaven Lane to the west and Lilac Street to the east. Woodhaven Lane intersects with Lower Sacramento Road, a north-south arterial, and Turner Road, an east-west arterial, approximately one quarter mile south of the project site. Each parcel is flat with no extraordinary topographic features. Each parcel is vacant with no dwellings or other structures. Surrounding land uses consist of the Woodbridge Irrigation District Canal and single family residences to the north and west, an apartment complex to the south, and apartments, two single family residences, and Woodbridge School to the east.
 6. Zoning (A) Existing (City), (B) Proposed
(A) R-GA, Residential Garden Apartments (B) PD, Planned Development
- Will the Project Have a Significant Effect
Through Any of the Following Impacts?
7. a. Substantial alteration of natural topography, soil or subsoil features? NO
b. Substantially degrade surface or ground water quality? NO
c. Substantially deplete surface or ground water resources? NO
d. Substantially interfere with ground water flow or recharge? NO
e. Cause a significant affect related to flood, erosion or siltation? NO
f. Substantial interference with the habitat of any species of fish, wildlife or plant? NO
g. Violate ambient air quality standards or create substantial air emissions or objectionable odors?
MAYBE
h. Substantially increase ambient noise or glare level for adjoining areas? NO
i. Substantial reduction of existing cropland? NO
j. Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards?
NO
k. Have a substantial, demonstrable, negative aesthetic effect? NO
l. Result in the disruption or alteration of an archeological, historical or paleontological site? NO
m. Cause or allow substantial increase in consumption in any natural resources? NO
n. Results in the use or waste of substantial amounts of fuel or energy? NO
o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads? NO

- p. Substantial increase in demand for or utilization of public services such as schools or fire or police protection? YES
- q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety? YES
- r. Induce substantial growth, concentration or displacement of population? NO
- s. Result in an alteration or conflict with existing or planned land uses? NO
- t. Conflict with adopted plans, goals or policies of the City of Lodi? NO

Adverse impacts of the project and their magnitude:

7g. Violate ambient air quality standards or create substantial air emissions or objectionable odors? During construction of the subdivision improvements and homes there may be substantial air emissions in the form of dust and diesel exhaust due to the use of earth moving and other construction equipment. The adverse impact on ambient air quality standards will be limited to the construction period of the project. Traffic and auto emissions may also cause a minor impact to the air quality.

7p. Substantial increase in demand for or utilization of public services such as schools or fire or police protection? At this time the construction of 63 new housing units will not have a significant effect on police and fire protection; however, additional housing units will increase the number of school age children the impacted Lodi Unified School District must provide for.

7q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety? A change in land use from vacant farm land to residential will increase the traffic impact in and around the project site. The traffic impact from the change in land use will be significant but can be mitigated using proper traffic design.

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study:

AIR QUALITY: Construction of the project site as a 63 unit single family residential subdivision may cause a small decrease in ambient air quality standards by increasing dust during construction and vehicle emissions from future resident's automobiles. Construction activities will create dust and diesel exhaust that may create a temporary substantial impact on an area that was once vacant farm land. Chapter 15, Air Quality, of the City of Lodi General Plan Environmental Impact Report states that "the City of Lodi will coordinate development project review with the San Joaquin County APCD in order to minimize future increases in vehicle travel and to assist in implementing any indirect source regulations adopted by the APCD."

The City of Lodi shall implement a number of mitigation measures prescribed by the San Joaquin Valley Unified Air Pollution Control District in order to reduce the potential impact from fugitive dust due to earth moving and other construction activities. The mitigations will be listed as follows:

- All material excavated or graded should be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is done for the day.
- All clearing, grading earth moving or excavation activities shall cease during periods of high winds greater than 20 mph average over one hour.
- All material transported off-site shall either sufficiently watered or securely covered to prevent excessive amount of dust.
- The area disturbed by clearing, earth moving or excavation activities should be minimized at all times.
- On-site vehicle speed shall be limited to 15 mph.

Air quality will also be affected by an increase in vehicle emissions that will result from an increased numbers of vehicle trips in and around the project area; however the impact will most likely be minor.

By implementing the mitigation measures listed above the temporary impacts from construction on air quality will be reduced to less than significant levels.

PUBLIC SERVICES: At this time the construction of 63 new housing units will not have a significant effect on police and fire protection; however, residential projects of this size could produce a significant amount of additional school-age children. According to the City of Lodi General Plan Environmental Impact Report this project will produce approximately 30 additional school age children. These students would attend schools in the Lodi Unified School District which is currently impacted due to overcrowding. In order to mitigate the problem of school overcrowding the applicant will be required to pay any school impact fees that may be in effect at the time of approval. Payment of the school impact fees will reduce the impact on school facilities to a less than significant level. Police and Fire departments will also benefit from development impact mitigation fees that will be used for increased staffing, equipment and facilities.

CIRCULATION: Additional vehicle trips will change transportation patterns related to existing traffic loads and street capacity in the immediate project area. In order to mitigate the impacts from traffic related problems, "The City shall review new developments for consistency with the General Plan Circulation Element and the capital improvements program. Those developments found to be consistent with the Circulation Element shall be required to pay their fair share of traffic impact fees. Those developments found to be generating more traffic than that assumed in the Circulation Element shall be required to prepare a site-specific traffic study and fund needed improvements not identified in the capital improvements program, in addition to paying their fair share of the traffic impact fees." The traffic impact fee will be used to finance future improvements such as traffic signals and street widening projects for older intersections and streets recently congested by new development.

The project site is designated in the City's General Plan as MDR, Medium Density Residential, so its circulation needs were projected with the proposed development in mind. According to the City of Lodi General Plan Environmental Impact Report, a halfplex subdivision produces 0.9 peak hour and 8.0 daily trip ends per dwelling unit (a trip end = 1 way). In other words, the proposed subdivision will create approximately 57 one way trips during the busiest traffic periods of a day, and an overall number of 504 one way trips throughout the entire 24 hours of a day. The traffic impacts that will result from development of the project will have a cumulative impact on the City as a whole; however, we believe that the implementation of the City's improvement designs based on the General Plan Circulation Element will be an adequate mitigation to reduce traffic impacts in the immediate area to a less than significant level.

RECOMMENDATION: MITIGATED NEGATIVE DECLARATION

JAMES B. SCHROEDER
Environmental Review Officer

By  Date 02/11/93